



**AIA
SAN DIEGO**

Making Housing Affordable for the Next One Million in San Diego County

Approaches to Accommodate San Diego's Growth

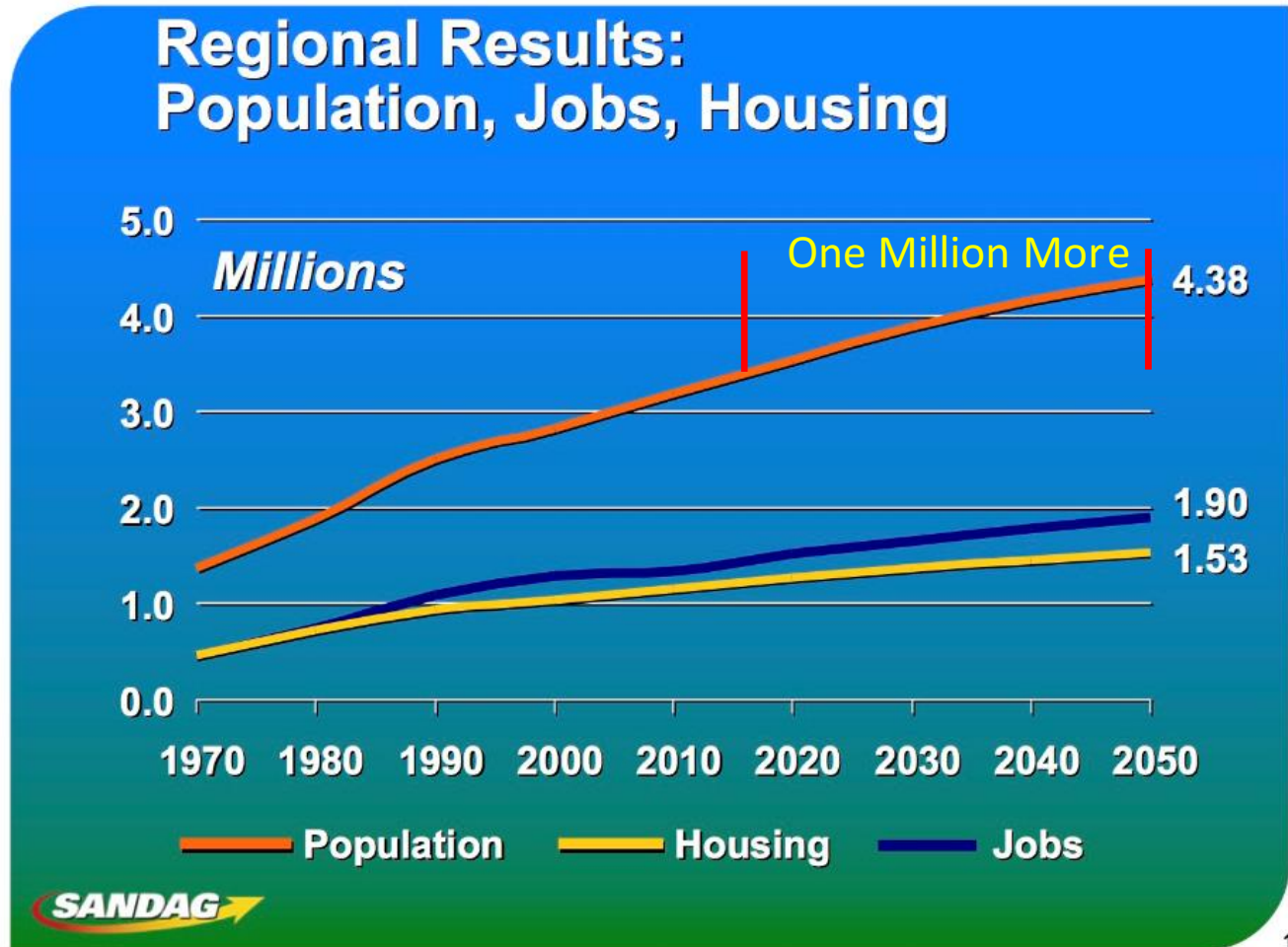
San Diego City Council – Housing Committee

January 25, 2017

Strength of Purpose

Prepare the City of San Diego to accommodate population growth in a wise, safe, healthy, cost effective and sustainable way.

Making Housing Affordable for the Next One Million in San Diego



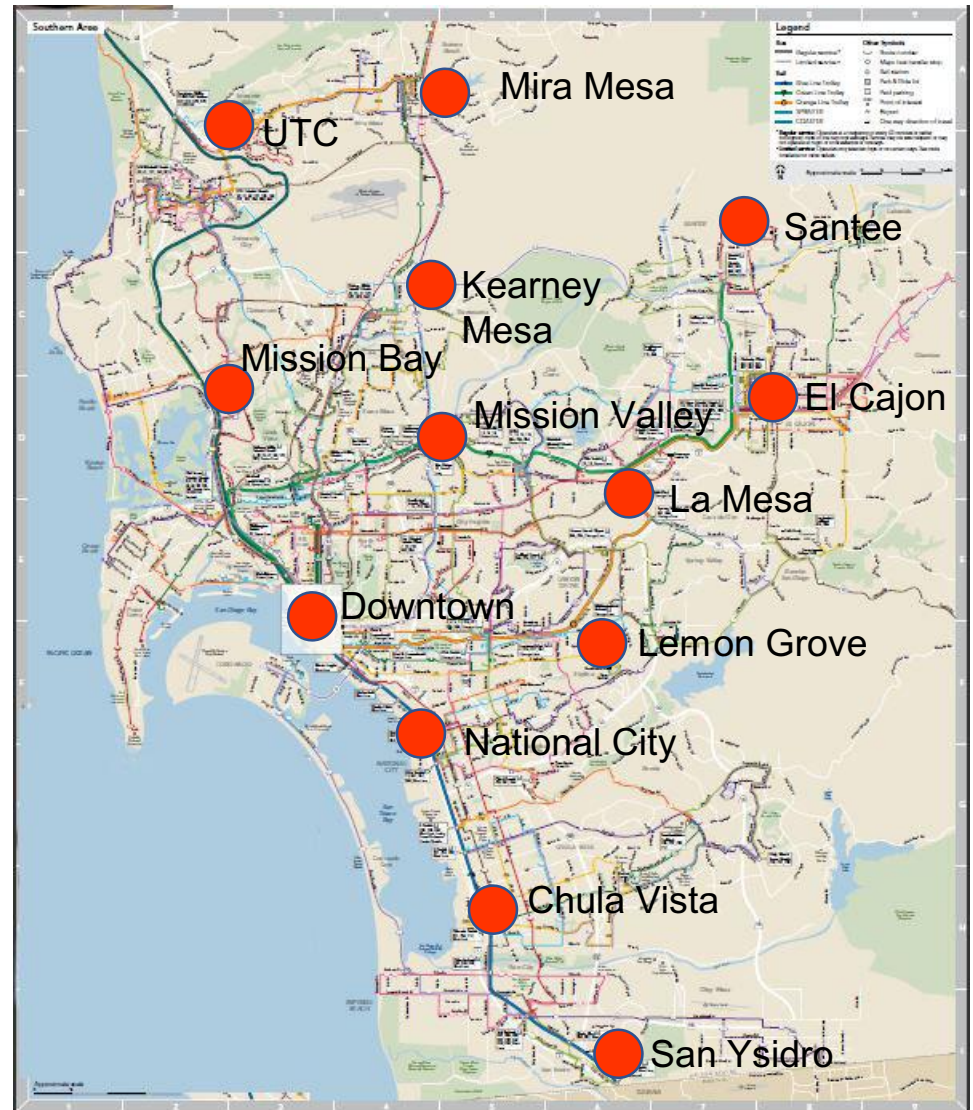
What are we trying to accomplish?

All the Communities in the City will need to absorb another **571,011** people (41%) by 2050.

At **210,898** housing units, that's 6,203 new units per year.*

A NECKLACE OF CONNECTED VILLAGES

**By Creating
Environmental and
Energy Efficient
Strategies to Attract
Property Owners,
Developers, and
Designers
to Implement a
More Mobile and
Resilient Environment in
San Diego's Transit Areas.**



**Growth Areas Aligning with
San Diego's Transit Nodes**



The Harvard Joint Center for Housing Studies advances understanding of housing issues and informs policy through research, education, and public outreach.

Working Paper, March 2016

Affordable Rental Housing Development in the For-Profit Sector: A Case Study of McCormack Baron Salazar



Rachel G. Bratt
Senior Research Fellow, JCHS



8 WAYS TO MAKE SAN FRANCISCO MORE AFFORDABLE

Proposals to solve the housing
affordability crisis



McKinsey&Company

MCKINSEY GLOBAL INSTITUTE

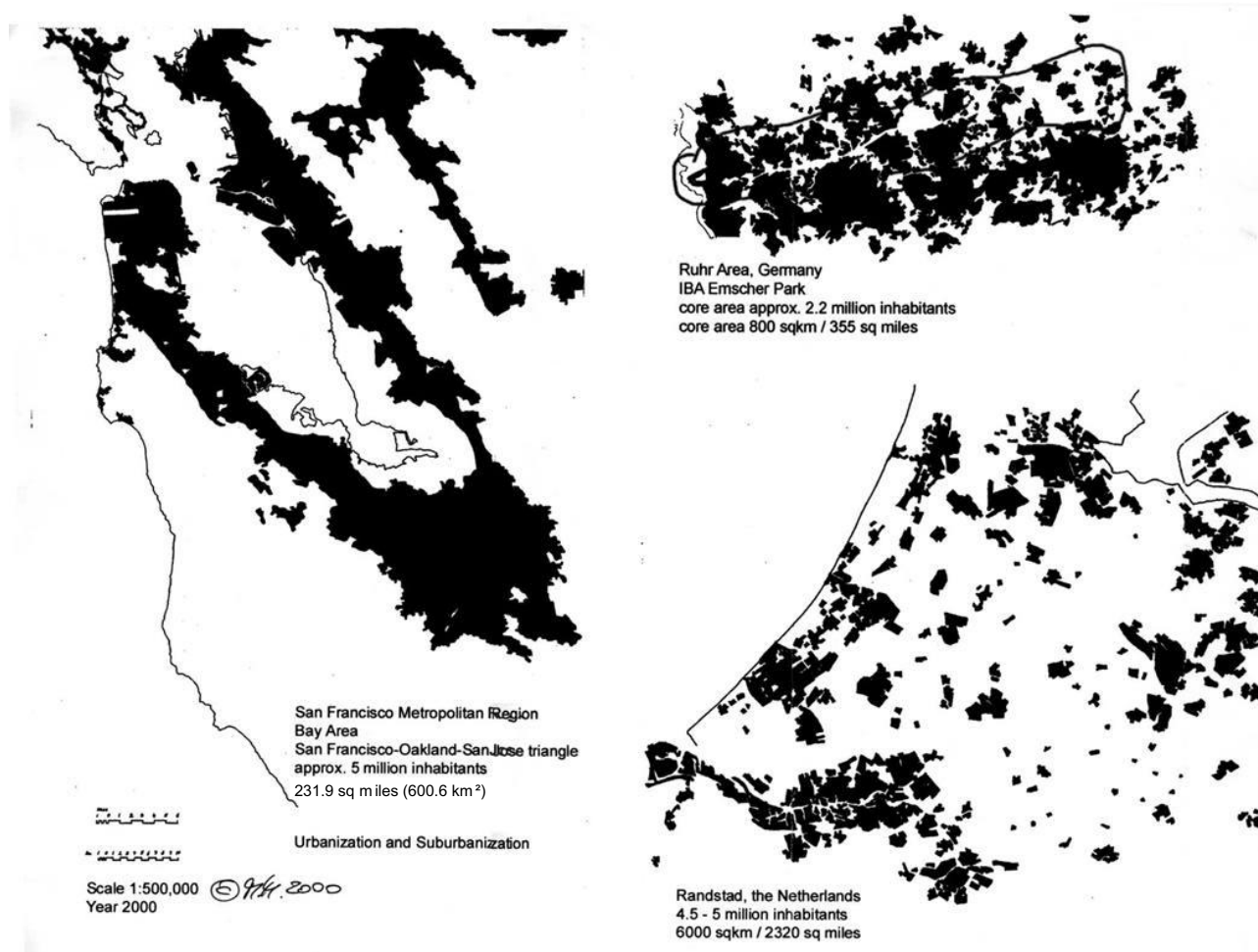
**A TOOL KIT TO CLOSE
CALIFORNIA'S HOUSING GAP:
3.5 MILLION HOMES BY 2025**

OCTOBER 2016

WHAT DOES DENSITY LOOK LIKE?



Regional Futures



- Habitation patterns
- Hierarchy of centers
- Governance and fiscal reform

Residential Density - Housing Units per Acre: 0.5-2
Courtesy of SANDAG



Residential Density - Housing Units per Acre: 2-10

Courtesy of SANDAG



Residential Density - Housing Units per Acre: 10 - 25
Courtesy of SANDAG



Residential Density - Housing Units per Acre: 25-60
Courtesy of SANDAG



Residential Density - Housing Units per Acre: 60-90
Courtesy of SANDAG



Residential Density - Housing Units per Acre: >90
Courtesy of SANDAG



Case Studies for Alternative Housing

HOUSING AFFORDABILITY

HOUSING FOR ALL STRATA OF HUMAN NEEDS:

1. TRANSITIONAL
2. YOUNG URBAN
3. YOUNG FAMILY
4. FAMILIES WITH CHILDREN
5. MIDDLE AGE “EMPTY NESTERS”
6. INDEPENDENT SENIORS
7. DEPENDENT SENIORS

Case Studies for Alternative Housing

1. TRANSITIONAL

YWCA
RESCUE MISSION
FATHERJOES/ST. VINCENT DE PAUL
TRINITY HOUSE
SAN DIEGO YOUTH SERVICES

HOUSING FIRST - SAN DIEGO
SDHC's Homelessness Action Plan

FIVE-POINT PLAN:

1. Award Development Funds - Up to \$30 million
2. Commit up to 1,500 Federal Rental Housing Vouchers
3. Renovate Hotel Churchill - 72 Units of Permanent Supportive Housing
4. Invest "Moving to Work" Federal Funds to Acquire Property
5. Dedicate SDHC-Owned Housing Units - 25 for Homeless San Diegans

Case Studies for Alternative Housing

1. TRANSITIONAL



DIGNITY VILLAGE,
PORTLAND, OR

TINY HOME TRANSITIONAL
VILLAGE, AUSTIN, TX



Case Studies for Alternative Housing

1. TRANSITIONAL



223 Beds Transitional Housing



24 Transitional Units - Linda Vista



60 Transitional Cottages - Sacramento

Case Studies for Alternative Housing

2. YOUNG URBAN



\$288,000

1 Bd 1 Ba 653 Sq.Ft.

1775 Diamond St #201 San Diego, CA

The Cheapest Generation

Why Millennials aren't buying cars or houses, and what that means for the economy



Millennials aren't buying homes right now. What if they never do?

Despite lower mortgage rates and increased employment, one demographic group isn't touring open houses or scouring online listings in search of their new homes



Case Studies for Alternative Housing

2. YOUNG URBAN



This “off the grid” fabricated unit is valued at \$90,000



Case Studies for Alternative Housing

3. YOUNG FAMILY

Programs That Help to Pay for Apartments for Low Income Families

- Low Income Families
- Privately Owned Subsidized Housing
- Public Housing
- Housing Choice Voucher Program

Housing You Matters

Modular or Individual Stick Built



Emerald Village: a permanent, low-cost tiny house community, Eugene, OR



Case Studies for Alternative Housing

RESIDENTIAL UNITS FOR GREATER HOUSING AFFORDABILITY

HOUSING FOR ALL STRATA OF HUMAN NEEDS:

4. FAMILIES WITH CHILDREN
5. MIDDLE AGE “EMPTY NESTERS”

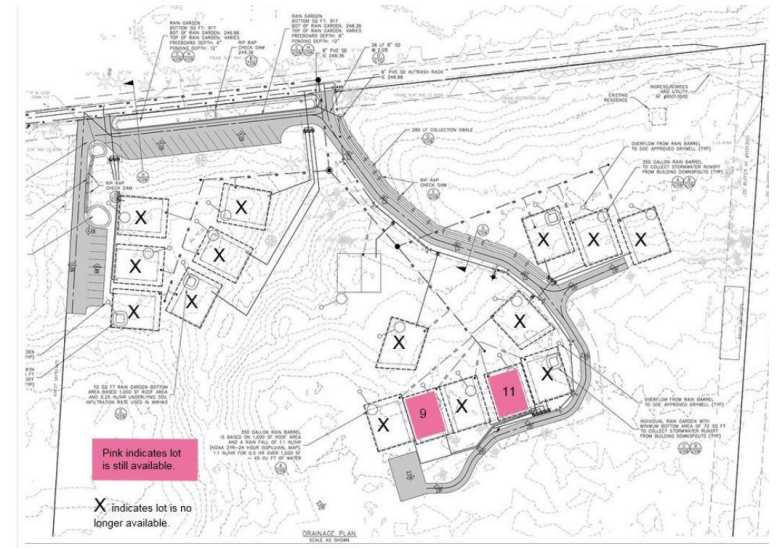
“THERE IS ALREADY ENOUGH HOUSING STOCK IN THIS SECTOR”, IT’S JUST OVER-PRICED AND, AS SUCH, NOT SUSTAINABLE.

Case Studies for Alternative Housing

6. INDEPENDENT SENIORS COHOUSING CASE STUDY

- 10 acres Development in Washington Sound.
- 16 houses of 975 sq. ft.
- Property owner will sell lots.
- Purchasers will build their own homes.
- Comply with code and the community CCRs.
- Purchase includes 1/16 share in remaining land
- HOA holds deed to common land and buildings

\$75,000 Cost for 2,000 sq.ft. improved lot and shared amenities.



Upper Langley

Blog at W



Most of the residents must meet the income requirements for Middle Income or Less for Island County and may not have assets in excess of those described in the document “Qualified Residents Limitation of Assets” and defined as 80-120% of household median:

- 2 person is $53,920 + 20\% = \$64,704$ max annual gross income
- 1 person is $47,188 + 20\% = \$56,616$ max annual gross income

Case Studies for Alternative Housing

7. DEPENDENT SENIORS

10 Best Cities to Retire on the Cheap

"Many people make mistakes, like choosing an area where real estate is cheap, but it costs so much to heat the house every winter that you're no better off financially and meanwhile you're living in a miserable climate," John Howells.

Most affordable cities for retirement:

- 1. Tucson, Arizona**
- 2. Dover, Delaware**
- 3. Bend, Oregon**
- 4. Sarasota, Florida**
- 5. Boise, Idaho**
- 6. San Luis Obispo, California**
- 7. San Antonio, Texas**
- 8. Nashville, Tennessee**
- 9. Charlotte, North Carolina**
- 10. Fayetteville, Arkansas**

Sustainable Goals for a Resilient Future

Goal #1 Green Building guidelines.

Goal #2 Plant 10,000 trees downtown by 2030.

Goal #3 Maximize ambient light in streets & public spaces.

Goal #4 Reduce auto-dependency.

Goal #5 Use energy conserving techniques and strategies.

Goal #6 Encourage use of Low Impact Development principles.

Goal #7 Promote biodiversity and indigenous plantings.

Goal #8 Ensure public and private projects incorporate sustainable design.

Goal #9 Promote adaptive re-use of historic resources.

Urban Neighborhood Attributes

Brownfields Redevelopment

Reduce Automobile Dependence

Bicycle Network

Housing and Jobs Proximity

School Proximity

Compact Development

Diversity of Uses

Diversity of Housing Types

Affordable Housing

Reduced Parking Footprint

Walkable Streets

Transit Facilities

Access to Public Spaces

Access to Active Spaces

Universal Accessibility

Community Outreach and

Involvement

On-Site Renewable Energy Sources

Neighborhood Heating & Cooling

Recycled Content in Infrastructure

Construction Waste Management

Promote Green TOD Incentives

Incentives

- DSD: Expedited Permitting Time
- FAR Bonuses
- Parking Relief Concept
 - Above grade parking allowed if:
 - Active uses are present on first floor
 - Parking is encapsulated
 - Parking does not exceed min. required
 - Design guidelines to assure quality

TRANSIT ORIENTED DEVELOPMENT

...is the single most powerful and effective Planning Strategy to bring about sensitive and successful community growth!

- Transportation Demand Management through TOD
- Public Open Space
- Parking in Structures
- Integrate Complete Streets
- New Vibrant and Diverse Mainstreets
- Green Street Elements - Walkability
- Affordable Housing
- New Jobs

CASE STUDIES

Successful Cost Effective Development
around Transit Stations, Infill & ADU's

Hazard Center Transit Station San Diego



Rio Vista Transit Station San Diego



Station Park Green: San Mateo, CA

Certification Status: Certified January 18, 2011

Developer: EBL&S

Location: San Mateo, CA

Description: Station Park Green is a 12-acre Transit-Oriented Mixed-Use Development in San Mateo, California. The project's program includes 599 residential units, office facilities, and carefully-crafted community-serving retail and restaurants. EBL&S is committing to provide a carshare pod on site and offer free carshare membership to all eligible residents for the life of the project.



Bay Street TOD, Emeryville, CA



Bay Street TOD, Emeryville, CA



Infill Futures

- Corporate Campus

Underutilized Land:
Parking Lots

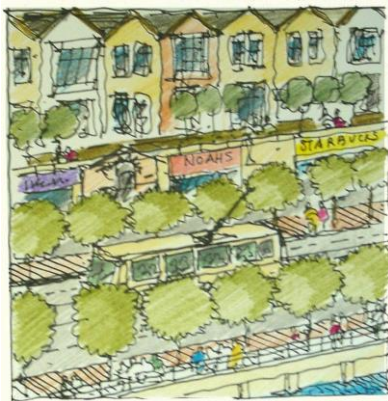
How Many Of These
Are In San Diego?

How Much Housing
Could They Yield?



Infill Futures

- Corporate Campuses - Existing
- 3000 Employees
- New Main Street at Center
- Surrounded by New Townhouses & Multi-Family Units Over Podium Parking
- New Retail & Services
- Walk to Work...



Holley Tance



The Corporate Core Courtyard

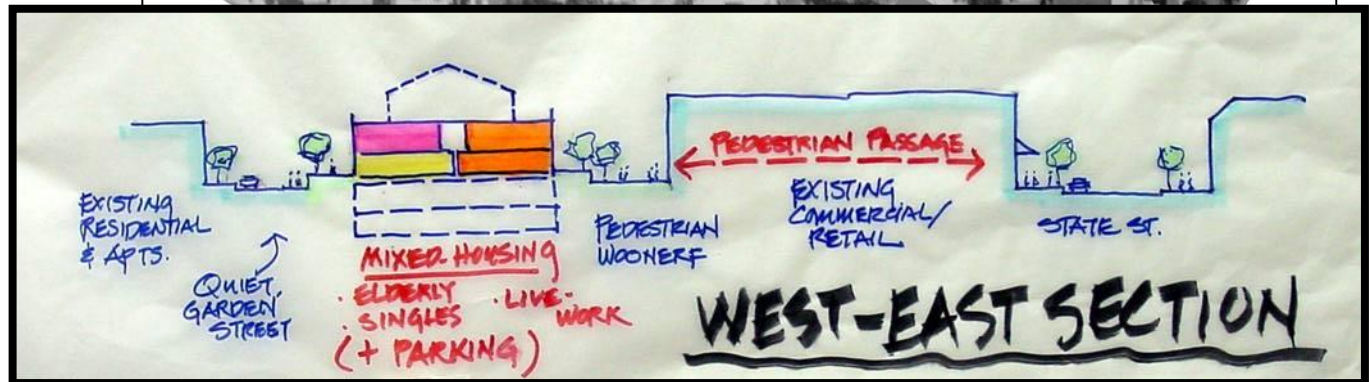


Infill Futures

- City-Centered Development
- Mixed-Use Residential over Parking Behind Stores



Public parking lots



Accessory Dwelling Units

“Granny Flats”

- Accessory Dwelling Units or ADU's
- Companion Units
- Backyard Cottages
- Auxiliary Dwelling Units
- Guest Houses
- Second or Secondary Units
- Garage Apartments
- Casitas
- Mother-in-law Units
- Home with Flat
- Echo Homes
- Garden Suites (Canada)
- Carriage Houses
- Cabanas, artist studio



Accessory Dwelling Units

New Uses & New Occupants

- Caregivers
- Handicapped
- Adult children
- Seniors
- Students
- Low-income workers
- Renters
- Owners moving to smaller unit & staying “in home”
- Caretakers
- Mortgage or service “helpers”
- Young marrieds
- Single parents
- Multi-generational families



Accessory Dwelling Units



Hidden Treasures

POSSIBLE "ADU" CANDIDATES



5600 sf lot
92107

5000 sf lot
92106

5000 sf lot
92103

Low Hanging Fruit – Next Steps

- 30,000 ACCESSORY DWELLING UNITS FOR INFILL GROWTH & TRANSITIONAL (HOUSING FIRST)
- INCENTIVIZED WORKFORCE HOUSING – MIXED STRATA FULL BLOCK – MICRO-VILLAGES WITHIN ¼ MILE OF TRANSIT ALL OVER CITY
- INCREASE OPPORTUNITIES FOR PREFABRICATED MODULAR HOUSING

RESIDENTIAL UNITS FOR GREATER HOUSING AFFORDABILITY

HOUSING FOR ALL STRATA OF HUMAN NEEDS:

1. TRANSITIONAL
2. YOUNG URBAN
3. YOUNG FAMILY
4. FAMILIES WITH CHILDREN
5. MIDDLE AGE "EMPTY NESTERS"
6. INDEPENDENT SENIORS
7. DEPENDENT SENIORS



THANK YOU

Philip J. Bona

AIA, NCARB, APA, ULI, HYM
Architect / Planner / Educator

AIA San Diego

2017 President

BNIM | 2011 AIA National Architecture Firm Award

d 619.795.9921 bnim.com c 619-550-2670

797 J Street, San Diego, CA 92101

PBona@BNIM.com